018.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,100 / 842,100
					USE VALUE:	842,100 / 842,100
					ASSESSED:	842,100 / 842,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIESSELBACH SARA J &
Owner 2:	LEEN MICHAEL J
Owner 3:	
Street 1:	25 CHESWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOUZA MARTIN V -
Owner 2:	-
Street 1:	25 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,564 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1837 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6564.000	317,700		524,400	842,100
Total Card	0.151	317,700		524,400	842,100
Total Parcel	0.151	317,700		524,400	842,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.41 | /Parcel: 458.4

Legal Description

User Acct 13452

GIS Ref

GIS Ref

Insp Date 08/07/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,800	0	6,564.	524,400	842,200	842,200	Year End Roll	12/18/2019
2019	101	FV	247,600	0	6,564.	678,600	926,200	926,200	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,564.	431,800	679,400	679,400	Year End Roll	12/20/2017
2017	101	FV	247,600	0	6,564.	394,800	642,400	642,400	Year End Roll	1/3/2017
2016	101	FV	229,700	0	6,564.	320,800	550,500	550,500	Year End	1/4/2016
2015	101	FV	215,500	0	6,564.	320,800	536,300	536,300	Year End Roll	12/11/2014
2014	101	FV	215,500	0	6,564.	292,400	507,900	507,900	Year End Roll	12/16/2013
2013	101	FV	192,600	0	6,564.	278,200	470,800	470,800		12/13/2012

!1593!

PRINT

Date	Time
12/10/20	17:10:17

LAST REV

Date	Time
10/28/16	08:16:48
danam	
1593	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUZA MARTIN V,	1418-1		6/20/2012		490,000	No	No		
SOUZA MARTIN V,	1353-94		6/12/2008	Family		No	No		
PENA ESTUPHANIA	352-57		5/12/2008	Family	200,000	No	No		
	235-202		1/15/1915			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2016	398	Addition	99,925					ADD 2ND STORY
3/15/2016	280	Inter-De	6,000					demo front entry
6/11/2015	666	Solar Pa	14,000		6/11/2015			Install 22 solar p
7/13/2012	877	Redo Kit	41,000					& REDO 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2016	Meas/Inspect	DGM	D Mann
7/7/2016	Permit Insp	DGM	D Mann
6/23/2015	Permit Insp	PC	PHIL C
1/14/2013	Info Fm Prmt	BR	B Rossignol
5/6/2009	Measured	372	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6564		Sq. Ft.	Site		0	85.	0.94	2									524,380						524,400	

Total AC/HA: 0.15069 | Total SF/SM: 6564 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 524,380 | Spl Credit | Total: 524,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31751430
Const Adj.:	0.99247509
Adj $ / SQ:	137.298
Other Features:	99645
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356216
Depreciation:	38471
Depreciated Total:	317744

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

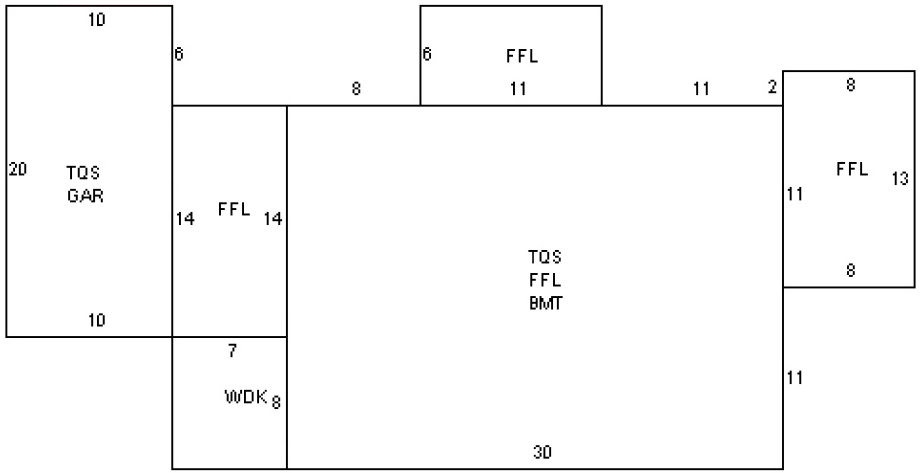
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.30
Special Features:	0	Val/Su Net:	127.64
Final Total:	317700	Val/Su SzAd	201.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	137.300	127,413
BMT	Basement	660	51.900	34,253
TQS	3/4 Story	645	137.300	88,557
GAR	Garage	200	27.290	5,459
WDK	Deck	56	15.880	889

Net Sketched Area:	2,489			Total:	256,571
Size Ad	1573	Gross Are	2704	FinArea	1837

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	